



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

New Development - Coming Soon to Hinesville, GA.

KEY HIGHLIGHTS

- The property draws from an expanded trade area with the next closest Walmart Super Center located more than 25 miles away
- 34,800 ADT along primary thoroughfare (U.S. Highway 84)
- Plans for fully signalized primary entrance
- Fort Stewart is the premier military base on the east coast responsible for training, equipping, deploying and re-deploying the Army's 3rd infantry division

MAURICE (MO) WHITTEN

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7 Acres
Lot Size:	31 Acres
Building Size:	140,000 SF

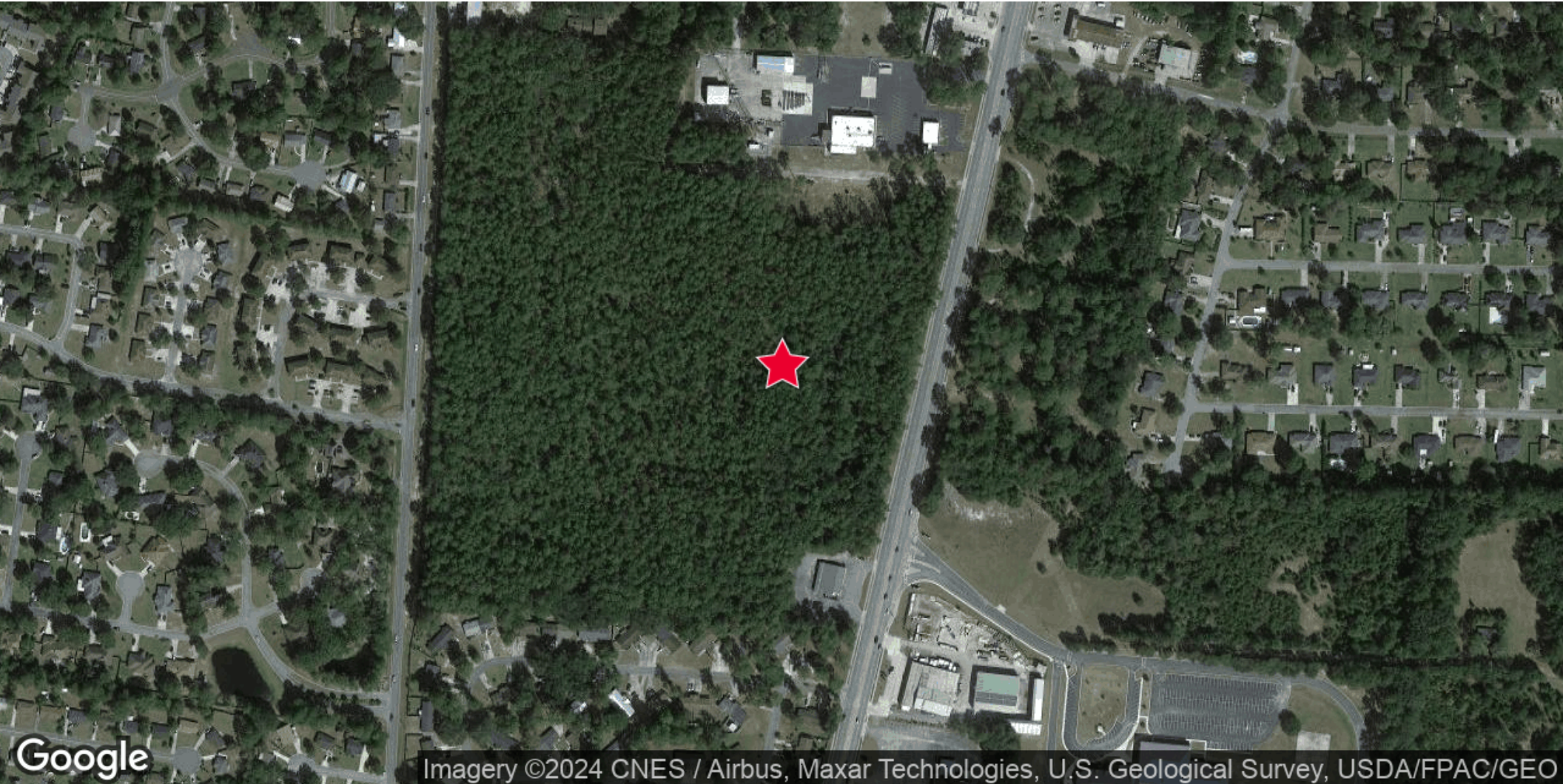
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,420	14,899	21,093
Total Population	5,207	31,718	44,406
Average HH Income	\$47,240	\$50,072	\$50,654

CUSTOM HEADER





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Google

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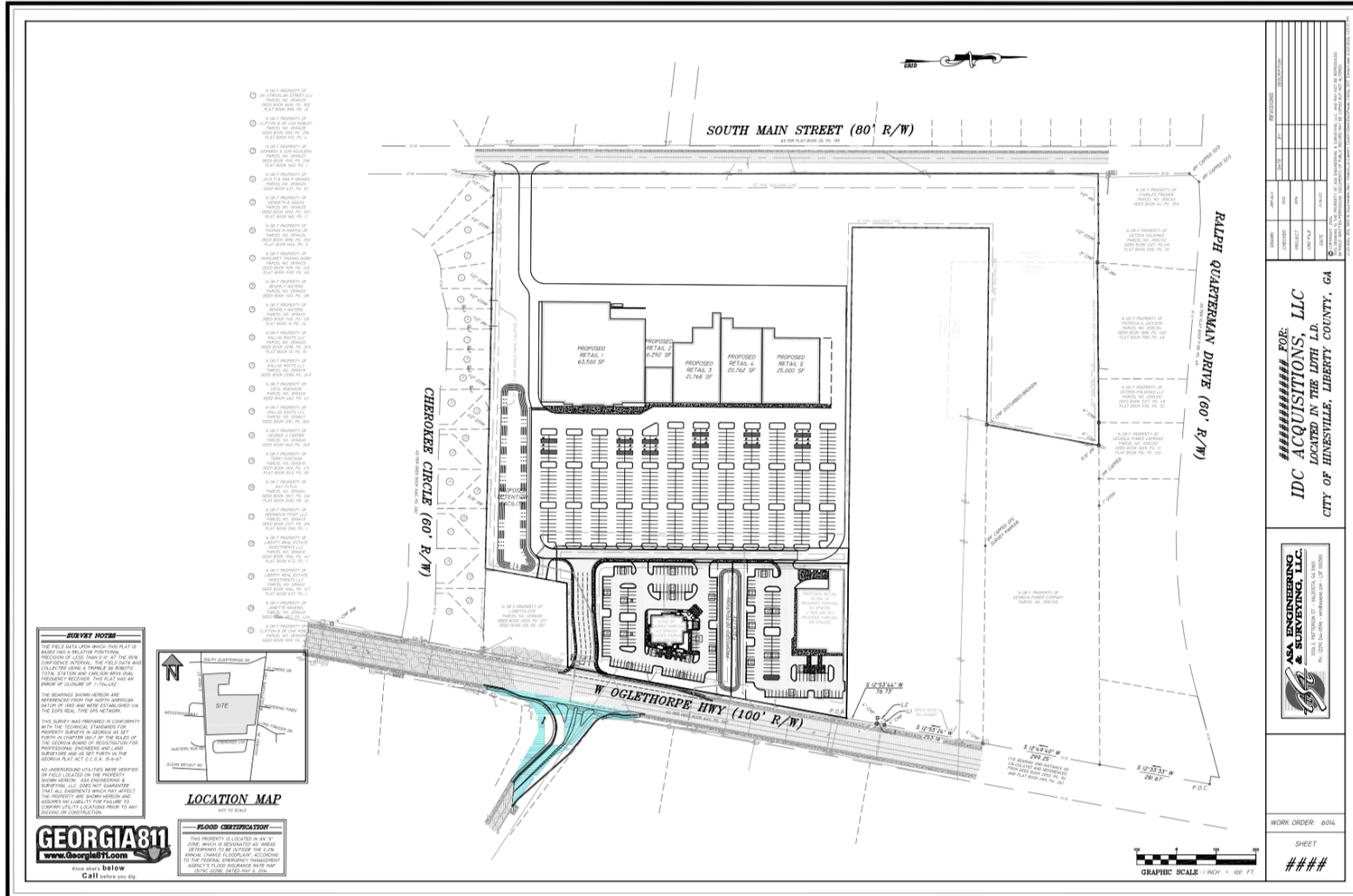
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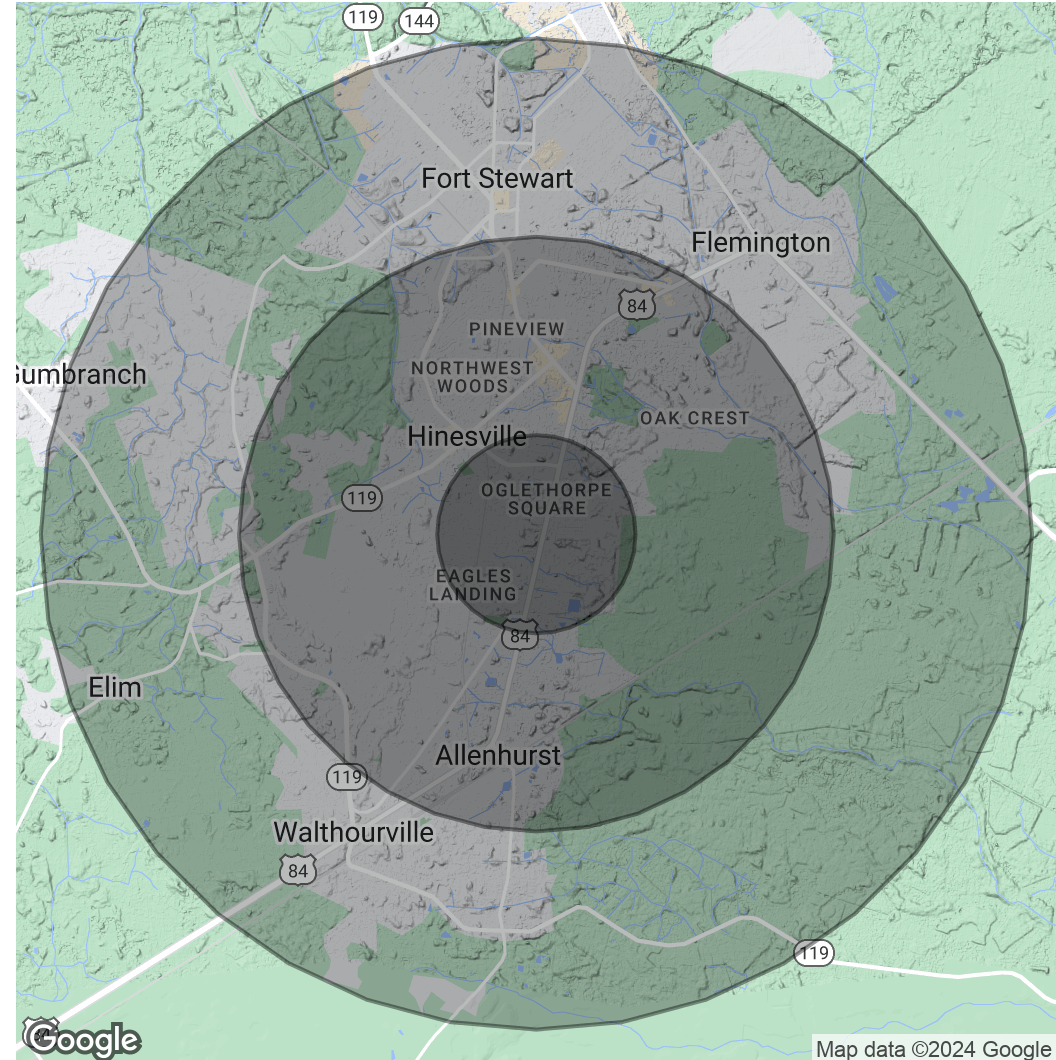


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,207	31,718	44,406
Average Age	29.4	30.0	30.7
Average Age (Male)	28.2	29.0	29.7
Average Age (Female)	32.4	31.2	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,420	14,899	21,093
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$47,240	\$50,072	\$50,654
Average House Value	\$106,045	\$124,348	\$125,892

* Demographic data derived from 2020 ACS - US Census



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